

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

**REF NO:** PO/6/22/HH

**LOCATION:** St Johns Cottage  
Poling Street  
Poling  
BN18 9PS

**PROPOSAL:** Erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. (This application may affect the setting of a listed building).

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | <p>As above.</p> <p>The proposed extension measures approx. 11m wide by 6.5m deep and be constructed in flint to the west elevation, charred timber cladding and glazing to the other elevations. The flat roof will a green. The extension will sit to the northeast of the host dwelling.</p> <p>The proposed garage measures approx. 11m deep by 6.5m wide and is 5.5m high. A similar structure was approved in 2012 under PO/1/12/.</p> <p>It is also proposed to undertake other minor alterations, including the rethatching of the roof which is beyond repair.</p> <p>This is a resubmission of PO/11/21/HH and PO/7/22/L following their withdrawal. Amendments have been made to the scheme based on comments received from the Conservation Area Officer for the previous applications.</p> |
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| <b>RELEVANT SITE HISTORY</b> |
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| PO/7/22/L   | Listed building consent for the erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. |                       |
| PO/11/21/HH | Erection of single storey side and rear extension, replacement garage building following the demolition of                                                                                                                                                                | Withdrawn<br>12-01-22 |

existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations.

(This application may affect the setting of a listed building)

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| PO/12/21/L | Listed building consent for the erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. | Withdrawn<br>12-01-22            |
| PO/1/12/   | Demolition of existing 1950's garage & outbuilding. Replace with a garage & workshop with a bedroom over for use ancillary to the main dwelling                                                                                                                           | ApproveConditionally<br>06-06-12 |
| PO/5/04/   | Demolition of 1950's garage and outbuilding. Replace with a garage workshop with a bedroom over for use ancillary to the main house.<br>(Re-resubmission of PO/12/03)                                                                                                     | ApproveConditionally<br>09-07-04 |
| PO/12/03/  | Demolition of 1950's garage & outbuilding & replace with a garage /workshop with a bedroom & bathroom over for use ancillary to main house                                                                                                                                | Refused<br>13-01-04              |

## REPRESENTATIONS

3 letters from neighbours - 2 Support 1 No objection.

- Good example of retention of heritage building for future occupiers.
- Careful consideration of the heritage building with sympathetic modernisation.

1 letter from neighbour - Objection.

- Proposed extensions will dwarf existing building, not subservient.
- Proposed appears as an alien form in the setting.
- How will the proposal protect the Listed Building.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

None.

## POLICY CONTEXT

Designation applicable to site:  
Grade II Listed Building

## DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

|        |                                                         |
|--------|---------------------------------------------------------|
| DDM1   | D DM1 Aspects of form and design quality                |
| DDM4   | D DM4 Extensions&alter to exist builds(res and non-res) |
| DSP1   | D SP1 Design                                            |
| HERDM1 | HER DM1 Listed Buildings                                |

## PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

## SUPPLEMENTARY POLICY GUIDANCE:

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

## CONCLUSIONS

### PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Poling does not have a made neighbourhood plan.

### DESIGN AND VISUAL AMENITY

It is proposed to construct a new side and rear extension springing from the northern and eastern (rear) elevation of the building. The proposed extension requires the demolition of two previous non-historic extensions and a garden shed. Further to the previous application for a similar extension being withdrawn due to a negative response from the Conservation Area Officer, this application has sought to address the issues. Of note the main concerns related to the large amount of glazing within the extension to the northern and western elevations being out of character with the host, and the excessive size of the proposed extension which would be out of character and harmful. Furthermore, concern was raised over the materials proposed for use on the garage (corrugated steel sheet) and the position and size of the detached structure.

The proposed scheme will tidy up the piecemeal nature of development on site, but it will retain a single-family residential unit, as such it does not compromise the spatial character of the area.

The new proposed extension has been reduced in size and scale over that of the previous scheme. The proposed extension represents a 57sqm increase, the previous version represented an increase of approx.74sqm. It is noted in the documents submitted that the proposed extension has been well laid out and carefully considered in terms of the use of high-quality material finishes, design and a respectful approach to its historic character.

The extension will sit well back (5.4m) from the primary elevation of the host dwelling, as such, although it is described as a side and rear extension, it extends from predominantly the rear elevation. The effect of this is the north elevation remains largely intact and the works will only disrupt an already highly extended portion of the eastern elevation. Furthermore because of the juxtaposition of buildings around the site, the garage to Primrose cottage to the north sits to the front of the proposed extension, obscuring views from the street.

The proposed design has sought to reduce the impact of the scheme over the previous version. The amount of glazing to the western and northern elevations has been greatly reduced. In this instance the proposed western elevation has taken a simple unassuming form of a traditionally flint-built wall, with the roof structure hidden behind. Unlike the previous version it is intended to retain the existing and historical front entrance into the building. The extension's unfussy design and position, well back from the cottage's frontage allow the attractiveness and primary function of the host dwelling to dominate.

In terms of visual integration, the proposed extension will be built with a highly modern pallet of materials, or traditional materials built with a modern approach. A glazed roof links the old and the new. The Conservation Area Officer supported this approach for the first application giving the reason that, by being a separate entity it is distinguishable from the historic cottage. As such through its non-material integration the extension sympathetically relates to the historic nature of the building. It is for the reason given above that the proposed extension is seen as subservient to the host dwelling.

Again, the proposed garage has been positioned 1m further back than the previous scheme, allowing it to open greater views of the southern elevation. It was noted previously that the size of the garage was overly dominant on the host dwelling and that the material choice was not in-keeping. Although the size of the garage has not been altered the roof finish is now proposed to be a plain clay tile which is acceptable and in-keeping with this location. The garage by reason of its appropriate material choices, which are sympathetic to its rural location and the existing dwelling provides good visual integration with the host. Although it is noted that the size of the garage is still large and it cannot be considered visually subservient, it does replace a modern brick build unsympathetic single garage and timber shed and it will provide a high-quality environment for the occupiers of the site, on balance, it complies with policy.

It is by the reasons given above that the proposed extension and garage are afforded a high-quality design, are visually integrated and subservient to the host dwelling in accordance with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

## RESIDENTIAL AMENITY

St Johns Cottage is situated to a large rural plot. The extension will be located 8.9m away from the northern boundary and 18m away from the eastern. This is an increase in gap from that of the existing shed. The garage will be located 16.7m from the western boundary, 10.3m from the eastern and it will sit adjacent to the southern boundary. There are no neighbours to the south. There is a significant amount of mature planting to the boundaries. In terms of design guidance, a rear garden space above design guidance levels will be retained, however, the 60-degree rule for rear extensions will be breached. No

concerns arise from this by reason that an existing structure on site, which is situated nearer to the shared boundary and as there is mature planting to the boundaries. The proposed extensions are not overbearing, nor will they overshadow neighbouring properties.

In terms of overlooking all proposed fenestration to the northern portion of the site will be at ground floor level, where negative impact from overlooking is not likely to arise or be to the north facing elevation of the garage and have a significant separation distance of 30m to the boundary.

In terms of not being overbearing, overshadowing or overlooking the proposed extensions are acceptable and accord with policies D DM1 and D DM4 of the Arun Local Plan or Part M of the Arun Design Guide.

#### EFFECT ON THE HERITAGE ASSET

Policy HER DM1 relates to Listed Buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the building's exterior or interior and where possible enhance the setting of the building. The NPPF also requires that the significance of the heritage asset be assessed (in this case the Listed Building) and any harm quantified.

Given the reduction in size and unassuming design of the proposed extension, its positioning to the very rear corner of the building and the preservation of the primary (western) elevation and the northern elevation, the proposal extension does not compromise the historic character of the building. Furthermore, by building the proposed extension from materials which are complementary yet with a modern design, the proposed extensions are seen as a separate entity to the historical fabric of the host dwelling. The extension allows the architectural and historical significance of the primary elevation to retain its prominence.

The garage, although large has been sensitively designed to be built from appropriate materials and has been set further back in the plot (when compared to the previous application) thus greater views of the southern elevation of the host dwelling are opened-up. The removal of the 1950s garage is seen in a positive light as it does nothing to improve the aesthetics of the site.

A comprehensive assessment of the timber has been provided by the applicant. It provides details of the timbers within the roof which are to be retained/replaced or that are not of historical significance. Given the extent of the timber no longer fit for purpose, and the existing poor condition of the thatch, the almost wholesale replacement will prevent the building falling into disrepair and retain it as a dwelling for future occupiers.

The rebuilding of the southern section, although not an original feature of the house, will enhance the character and significance of items, such as the mullion window frames within the building. Currently the outshot is unsympathetic with modern windows and an enclosed roof structure. The installation of windows, simplistic in design, of a similar scale to those which already exist in the host dwelling will not negatively impact the host dwelling.

The proposed works will not harm the Listed Building and in this case enhance the significance of the host dwelling by removing unsensitive extensions and alterations whilst replacing them with high-quality solutions. By being located towards the rear of the host dwelling, allows the dwelling to be the dominant structure within the plot. As such the works will enhance and retain the special interest of the building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

#### SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is

recommended for approval subject to the following conditions and informatives.

## HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

## CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
  - Location and Site Plan 100
  - Proposed Roof Plan 201
  - Proposed Elevations 302
  - Proposed Elevations 303
  - Proposed Elevations 301
  - Proposed Floor Plans 200
  - Proposed Garage Plans 203

- Existing and Proposed Material schedule

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The garage permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of St John's Cottage as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.